



### **Why condos and not apartments?**

Kevin Daniel's personal and professional commitment to the continued vibrancy of Pioneer Square which requires more market rate housing both apartments and for sale.

"Daniels Real Estate is excited to announce that The Gridiron will be the first new construction of for-sale housing in Pioneer Square since 1985," said Kevin Daniels. "It's a signature project with a mix of work force and market-rate luxury units. It was important that we find the right sales team for this innovative and much anticipated project."

### **How old is the masonry building?**

The Seattle Plumbing Building first opened in 1903. It was a commercial building which has sat vacant for many years. This is the first time that it will be restored and reused as a residence. It will be a blend of historic and new construction.

### **When does Gridiron open? 2017**

### **How many units and what are the size ranges?**

There are a total of 107 units ranging in size from 463 sf. – 1,625 sf. The units range from \$400,000 – \$1.2 mm.

As of October 23, 2015 Daniels has released a limited number of units for sale. In Phase One there are a total of 26 units. The average size for each unit type in Phase One are:

- Studio: from 463 Sf.
- U 1BR: from 628 Sf.
- 1 BR: from 670 Sf.
- 2 BR: from 1,142 Sf.

### **What are the prices for the units?**

- Studio from \$382,400
- Urban 1 bedroom (enclosed bedroom) from \$459,790
- 1 bedroom \$460,030
- 2 bedroom \$943,380

### **How many parking stalls? 88**

### **Pet friendly?**

Yes, there will be a dog run on the roof deck with views of the water and mountains.

**What amenities are in the building?**

Location – there are very few homeownership opportunities in Pioneer Square due to low supply (no new buildings) and high demand. People move in and stay. The neighborhood has also been recognized as the most transit oriented community along the West Coast.

Landmarked building – unlike New York, Boston or San Francisco, there are very few landmarked buildings that have been reused for condominiums. With the blend of old and new, this is a unique homeownership opportunity.

- Fifth floor terrace
- Rooftop fitness center
- Wine storage room
- Storage units
- Dog run on the roof deck

**This is a blend of historic and new construction, is the interior going to lean toward one of the other? Describe the units and finishes?**

The homes at Gridiron are contemporary, with high-end finishes that will reflect the new, modern building.

**Who is part of the project team?**

- |                           |                         |
|---------------------------|-------------------------|
| ▪ Daniels Real Estate     | ▪ Landau Associates     |
| ▪ Flohr Asset Management  | ▪ Bachman Consulting    |
| ▪ Hewitt Architects       | ▪ Stateside Power       |
| ▪ Chinn Construction      | ▪ Ocean Park Mechanical |
| ▪ Coughlin Porter Lundeen | ▪ PanGeo                |

**About Kevin Daniel’s and his background working on historic adaptive reuse projects:**

Kevin is the President of Daniels Real Estate and Nitze-Stagen & Co., Inc. Both companies focus on complex urban real estate projects that combine historic preservation and the redevelopment of landmarked structures which advance sustainable building practices and economic development.

Kevin’s work has led to the restoration of the City’s historic Union Station and energized it’s footprint with 1.1 million square feet of new transit oriented office development, rehabilitated and re-positioned the former Sears NW catalog distribution center to become Starbucks Center, the global headquarters of Starbucks Coffee Company. Currently the company is incorporating the oldest sanctuary in downtown Seattle as part of the Mark, a 43-story Class A+ office high-rise and luxury hotel. The firm is also working in partnership with the State Parks Board to restore and reuse the St. Edward’s Seminary building, in addition to Gridiron.

Mr. Daniels’ preservation work has been nationally recognized with two National Preservation Awards for the restoration of Seattle’s Union Station and the preservation of the Cadillac Hotel in Pioneer Square, Seattle.